

Message Text

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PAGE 01 PARAMA 00293 271106Z
ACTION ARA-14

INFO OCT-01 ISO-00 FBOE-00 A-01 SSO-00 L-03 /019 W
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O 251300Z FEB 78
FM AMEMBASSY PARAMARIBO
TO USIA WASHDC IMMEDIATE
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UNCLAS PARAMARIBO 0293

USIAC

USIA FOR ILA STEWART/EUBANK; STATE FOR ARA/CAR PIERCE PASS
TO ZURHELLEN

REF: PARAMARIBO 269 B. PARAMARIBO 274 C. USIA 5065 D. NEWMAN-
EUBANK TELCON

1. LESSOR NOT WILLING EVEN TO DISCUSS LEASING LESS THAN
FULL FLOOR. AFTER A MONTH OF NEGOTIATION WITH US,
HE RECEIVED A VERY HANDSOME OFFER FROM NEWLY OPENED INDIAN EMBASSY
TO LEASE TWO FLOORS PLUS A SEPARATE SHED FOR 6000 GUILDERS
AND WE UNDERSTAND INDIANS WILLING TO OFFER EVEN MORE.. IT WAS
ONLY OWNER'S SENSE OF HONOR THAT LED HIM TO AGREE TO GIVE
US UNTIL FEB 28 BEFORE ACCEPTING THIS MORE PROFITABLE OFFER.

2. I COMPLETELY AGREE 337 SQ METERS IS LARGER THAN ESSENTIAL.
SPECIFICALLY PAO'S OFFICE IS LARGER THAN IT NEED BE. HOWEVER
IT WILL BE CONFIGURED TO HAVE PART OF IT USED FOR VTR VIEWING
BY TARGET AUDIENCE PERSON CONSIDERING USING VTR FOR SPECIAL
GROUP ON OR OFF PREMISES. WINDOW CONFIGURATION DETERMINES
THE 5 METER LENGTH OF OFFICES.

3. 5 BY 6 METERS IS AREA OUTSIDE OFFICE SPACE PROPER AND
INCLUDES STAIRWAY LANDING AND BATHROOM AND KITCHEN.

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4. A PROGRAMMING AREA IS ESSENTIAL. THERE DOES NOT EXIST
ANYWHERE IN PARAMARIBO SPACE TO SEAT 25-50 PEOPLE FOR A LECTURE,
VTR OR FILM SCREENING, OR SEMINAR. CCS HALL, USED IN THE PAST,
IS AN ALL SIDES OPEN BARNLIKE AREA THAT SEATS 400 TO 450
0390)3. OTHER OPTIONS ARE STAR THEATER (1,000 CAPACITY)
AND SPORHAL (1800). THUS TO RESTRICT PROGRAMMING TO THE AUDIENCE
DESIRED, USIS OFFICE MUST INCLUDE PROGRAMMING SPACE.

ADDITIONALLY AMBASSADOR AND I BOTH THINK THAT PROGRAMMING IN OUR HOUSES (SHOULD I EVER FIND ONE) IS TOO SOCIAL TO BE TRULY EFFECTIVE. DURING DISCUSSION OF THIS SPACE, AMBASSADOR SAID HE WOULD USE FOR SHOWING (E.G.) CLASSIC FILMS TO HIS TOP CONTACTS WHEREAS HE WILL NOT USE HIS HOUSE. EMBASSY DOES NOT HAVE A SUITABLE SPACE FOR PROGRAMMING.

5. WOULD EMBASSY USE PART OF THIS SPACE? NOT LIKELY AND WITH AMBASSADOR IN WASHINGTON CANNOT DISCUSS THIS POSSIBILITY. EMBASSY IS TIGHT ON SPACE AND PERHAPS IN FUTURE WE COULD CONSIDER HOUSING FOR EXAMPLE THE COMMERCIAL LIBRARY AND SERVICES. BUT FOR NOW, USIA MUST CONSIDER THIS SPACE AS FOR USIS ONLY.

6. THE REALITY OF PARAMARIBO. AS I SAID IN REF A, PARA 1, "AFTER A THOROUGH SEARCH THROUGHOUT PARAMARIBO..." I PERSONALLY LOOKED AT EVERY POSSIBLE SPACE WE COULD FIND - ABOUT 10 IN ALL. MOST WERE AROUND 150 SQ METERS IN OLD AND RUNDOWN WOODEN STRUCTURES. THESE WOULD HAVE REQUIRED EXTENSIVE REMODELLING AND OFTEN THE OWNERS WOULD NOT AGREE TO THIS. THESE WOULD HAVE REQUIRED CONTINUOUS MAINTENANCE. THE AMBASSADOR PERSONALLY SAID "UNSUITABLE" TO THE ONE SPACE OVER THE SHOE STORE THAT SPACE AND CONFIGURATION CAME CLOSEST TO BEING SUITABLE. THE ORIGINAL SPACE ON HERRENSTRAAT WAS FINALLY TURNED DOWN BECAUSE OF COMPLICATIONS WITH REMODELLING THAT WOULD HAVE HAD TO BE PAID FOR AND SUPERVISED DIRECTLY BY USIS PLUS THE FIRE RISK OF THE TOP FLOOR OF A WOODEN STRUCTURE.
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7. I GUARANTEE THAT THIS SOPHIE REDMONDSTRAAT SPACE IS NOT ONLY THE MOST SUITABLE AVAILABLE BUT IS TO THE BEST OF OUR KNOWLEDGE THE ONLY SUITABLE SPACE IN PARAMARIBO. THE PRICE OF 10 GULDERS PER SQUARE METER IS BELOW THE GOING RATE WHICH RUNS FROM 12 FOR THE EMBASSY TO AS HIGH AS 22 -23 BEING ASKED IN A NEW BANK BUILDING.

8. IF THIS SPACE IS NOT APPROVED I SEE NO WAY USIS WILL OPEN AN OFFICE FOR AT MINIMUM SIX MONTHS. THE EMBASSY KNOWS OF NO NEW BUILDINGS UNDER CONSTRUCTION. RENTAL PROPERTY IS SCARCE AND TURNOVER INFREQUENT. WERE WE TO FIND SOMETHING IN 6 OR SO MONTHS (I STRONGLY DOUBT WE WOULD), GIVEN THE GOING RATE IT IS MOST LIKELY WE WOULD PAY THE SAME 3500 GUILDER PRICE FOR LESS SPACE.

9. THE EMBASSY CANNOT HOUSE USIS. I CANNOT HIRE THE OTHER TWO STAFF PEOPLE UNTIL I CAN PROVIDE THEM A PLACE TO SIT DOWN AND THUS I AND MY ONE ASSISTANT MUST CONTINUE TO SPEND PROGRAM TIME DOING OUR OWN TYPING, FILING, BUDGET RECORD KEEPING, ETC. WITH THE OFFICE FURNITURE BEING HELD IN NEW YORK UNTIL SPACE IS FOUND, MEANS I HAVE INADEQUATE SPACE FOR

BOOKS, MAGAZINES AND OTHER THINGS I WOULD LIKE TO START ACQUIRING. AS LONG AS I AM HOUSED IN THE EMBASSY STOREROOM, OR MY ASSISTANT IS MOVED FROM HIS OFFICE THERE, I OR HE CANNOT INVITE TARGET PEOPLE TO "DROP IN". SUMMARY- WITHOUT OFFICE SPACE THERE CANNOT BE A TARGETTED USIS PROGRAM.

10. WE CANNOT GET THE OPINION OF THE RSO IN TWO DAYS. THE AMBASSADOR, THE ADMIN OFFICER, THE CONSULAR OFFICER AND I CONSIDER THIS LOCATION SECURE. ENTRANCE IS OFF A SIDE STREET VIA A GUARDED GATE. WINDOWS HAVE MYLAR. ACCESS TO THE OFFICE FROM STAIRWAY LANDING WHICH IS A SOLID WALL WITH DOOR CAN BE FITTED WITH METAL GATE IF RSO REQUIRES. STRUCTURE IS ALUMINUM WITH CONCRETE FLOORS AND PRESENTS NO FIRE HAZARD. SIDES OF BUILDING ARE VIRTUALLY INACCESSIBLE
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AS THEY ABUT OTHER BUILDINGSS.

11. GIVEN INDIAN EMBASSY OFFER, THE OWNER WILL NOT ACCEPT DELAY BEYOND FEBRUARY 28 EXPIRATION OF OPTION.
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